

TRUSTEE'S NOTICE OF DEFAULT AND ELECTION TO SELL
AND
TRUSTEE'S NOTICE OF SALE

Reference is made to that Trust Deed wherein Clarence A. Allensworth and Leslie K. Allensworth, husband & wife, are grantors; William Sisemore, is Trustee; and Klamath First Federal Savings and Loan Association, is Beneficiary, recorded in Official/Microfilm Records, Vol. M78, page 15016, Klamath County, Oregon, covering the following described real property in Klamath County, Oregon:

Lot 17 of Sunrise Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

No action is pending to recover any part of the debt secured by the trust deed.

The obligation secured by the trust deed is in default because the grantor has failed to pay the following: failure to make the payment due on 11/20/98 in the amount of \$408.16; failure to make the payment due on 12/20/98 in the amount of \$507.00; failure to make the payment due on 01/20/99 in the amount of \$467.00 & a like payment each month thereafter, together with late charges of \$75.36; failure to maintain fire insurance and failure to pay Klamath Irrigation District Lien.

The sum owing on the obligation secured by the trust deed is: \$27,593.64 + interest at the rate at the rate of 9.75% from October 20, 1998, plus late charges,

plus trustee's fees, attorney's fees, foreclosure costs and any sums advanced by beneficiary pursuant to the terms of said trust deed.

Beneficiary has and does elect to sell the property to satisfy the obligation pursuant to ORS 86.705 to 86.795.

The property will be sold as provided by law on August 16, 1999 at 10:00 o'clock a.m. based on standard of time established by ORS 187.110 at 110 N. 6th St., #205, Klamath Falls, Klamath, County, Oregon.

Interested persons are notified of the right under ORS 86.753 to have this proceeding dismissed and the trust deed reinstated by payment of the entire amount then due, other than such portion as would not then be due had no default occurred, together with costs, trustee's and attorney's fees, and by curing any other default complained of in this Notice, at any time prior to five days before the date last set for sale.

This communication is an attempt to collect a debt. Any information obtained will be used for that purpose.

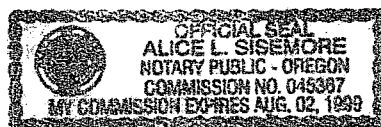
Dated: April 6, 1999.

William L. Sisemore
William L. Sisemore, Trustee

STATE OF OREGON, County of Klamath ss

The foregoing was acknowledged before me on April 6, 1999, by William L. Sisemore,

Alice L. Sisemore, Notary Public for Oregon-My Commission Expires 8/2/99



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William L. Sisemore the 7th day
of April A.D., 1999 at 10:26 o'clock A. M., and duly recorded in Vol. M99
of Mortgages on Page 12454

Linda Smith, County Clerk

FEE: \$10.00

by Kathleen Ross

After recording, return to:

William L. Sisemore
Attorney at Law
110 N. 6th Street
Klamath Falls, OR 97601